

SANITARY SEWER EXTENSION to serve **Timber Ridge 4th Addition**

CITY OF WICHITA, KANSAS

Michael E. Lindebak, P.E. City Engineer

Private Project Number
709 PPS (607861)

April 1997

GENERAL NOTES:

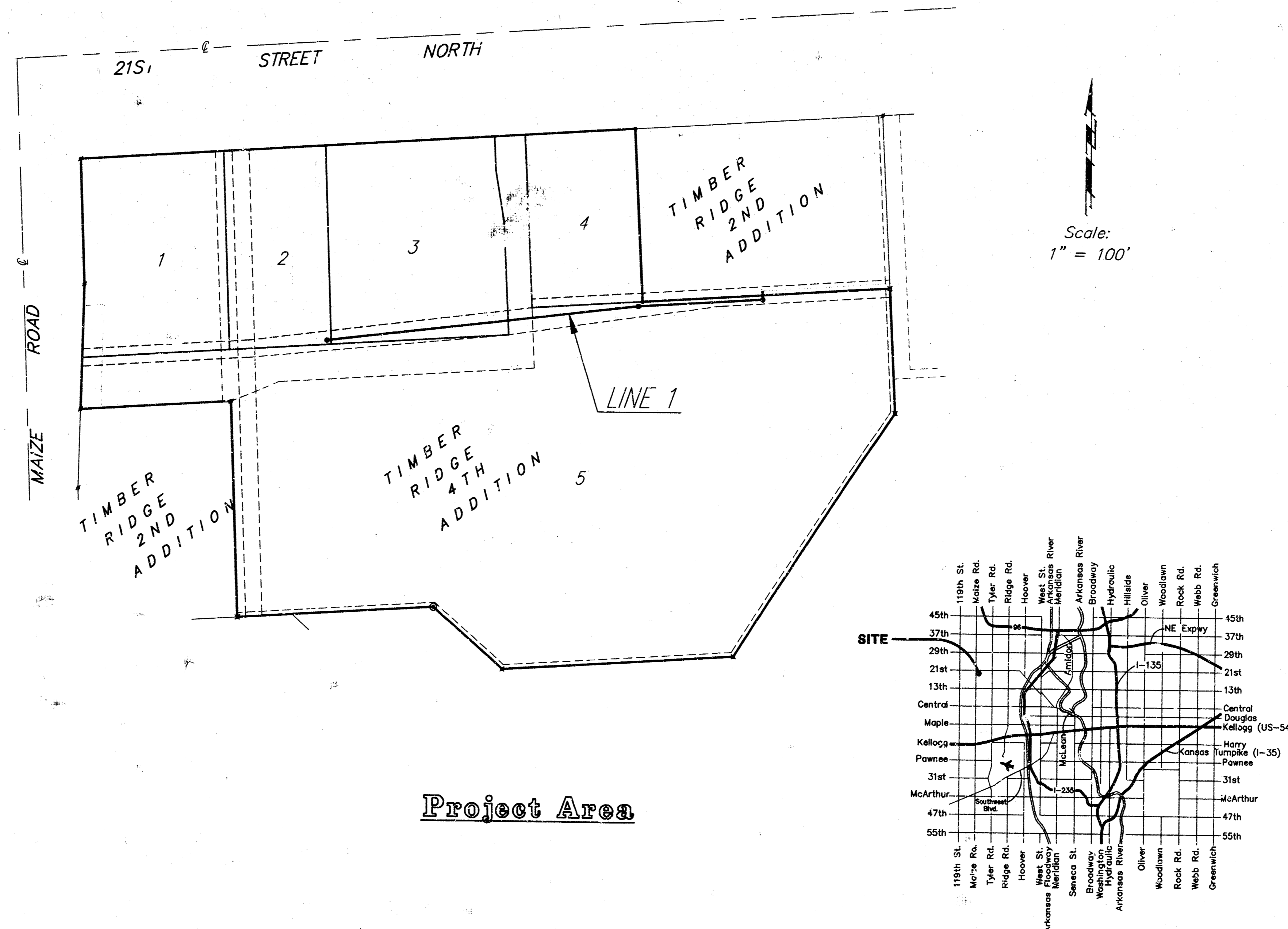
1. Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation, as follows:

Kansas One-Call	687-2470
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The Contractor must notify the following in case of an emergency:

Cablevision	262-4270
or	263-2061
K.P.L. Gas Service Company	383-8650
Kansas Gas & Electric Company	383-8600
Peoples Nat. Gas Company	942-8350
Southwestern Bell Telephone Company	1-571-2611
City of Wichita Water Department	268-4908
City of Wichita Sewer Maintenance	268-4071
2. Utility service lines, poles, valve boxes, meters, and etcetera are to be adjusted as necessary by others prior to construction unless the plans specifically call for their adjustment by the Contractor or unless the plans specifically identify a utility to be adjusted by its owner during construction. Existing utilities and their location, as shown on the plans, represent the best information obtainable for design. The contractor will be required to work around existing utilities within the right-of-way which do not conflict with proposed construction.
3. Rubble from the removal of miscellaneous structures and excess excavation which is to be wasted shall be disposed of on sites to be provided by the Contractor. These sites shall be approved by the Engineer as to suitability, appearance and site location. Locations that, in the opinion of the Engineer, will leave an unsightly appearance will not be approved. All disposal sites must be approved by the Kansas Department of Health and Environment. Material either stockpiled or disposed of in a flood plain would require a Kansas State Board of Agriculture permit. Any material dumped in waters of the United States or wetlands is subject to U.S. Corps. of Engineers permitting regulations. Any material buried or stockpiled beyond approved construction limits would require additional archaeological investigations unless buried in a previously approved borrow location.
4. Trees and shrubs in public right-of-way which are in direct conflict with proposed new construction shall be removed by the Contractor with the Engineer's approval. Trees and shrubs which are not in direct conflict with proposed new construction shall be saved and protected from damage.
5. The Contractor shall be responsible for preserving property irons. The Contractor will be required to re-establish any property irons which are damaged or destroyed by his construction operations. Such irons shall be re-established by a licensed land surveyor in accordance with state law.
6. All disturbed areas are to be seeded and mulched as follows:

SEED - Kansas Premium Fescue Blend - 8#/1000 Sq. Ft.
(Equal Parts of Olympic II, Bonanza, Apache, and Monarch Fescue Varieties)
MULCH - 2 Tons of Prairie Hay/Acre
7. Properties within the project limits may have underground sprinkler systems. The Contractor shall be responsible for preserving underground sprinkler systems. The Contractor will be required to re-establish any underground sprinkler system which is damaged or destroyed by his construction operations.
8. Resodding of disturbed areas located on the bank property shall be considered incidental to this project.
9. Replacement of the irrigation system, resodding, and reseeding in areas disturbed during construction shall be considered incidental to this project.



NOVAK CORP.

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

Sanitary Sewers VRH 4/20/97

NOTE TO CONTRACTORS

Inspection and testing for this project is to be provided by a Licensed Consulting Engineering Firm under contract with the Owner/Developer. Said inspection to be in accordance with the City of Wichita standard construction engineering practices and certified by a Licensed Professional Engineer. No work shall be performed in dedicated easements or public right-of-way by the Contractor without such inspection nor shall any work be commenced without written authorization by the City Engineer. All Construction and Materials shall comply with the City of Wichita Specifications and Standards (on file and available in the City Engineer's Office).

*Booked
N-258
6-17-97
RDL*

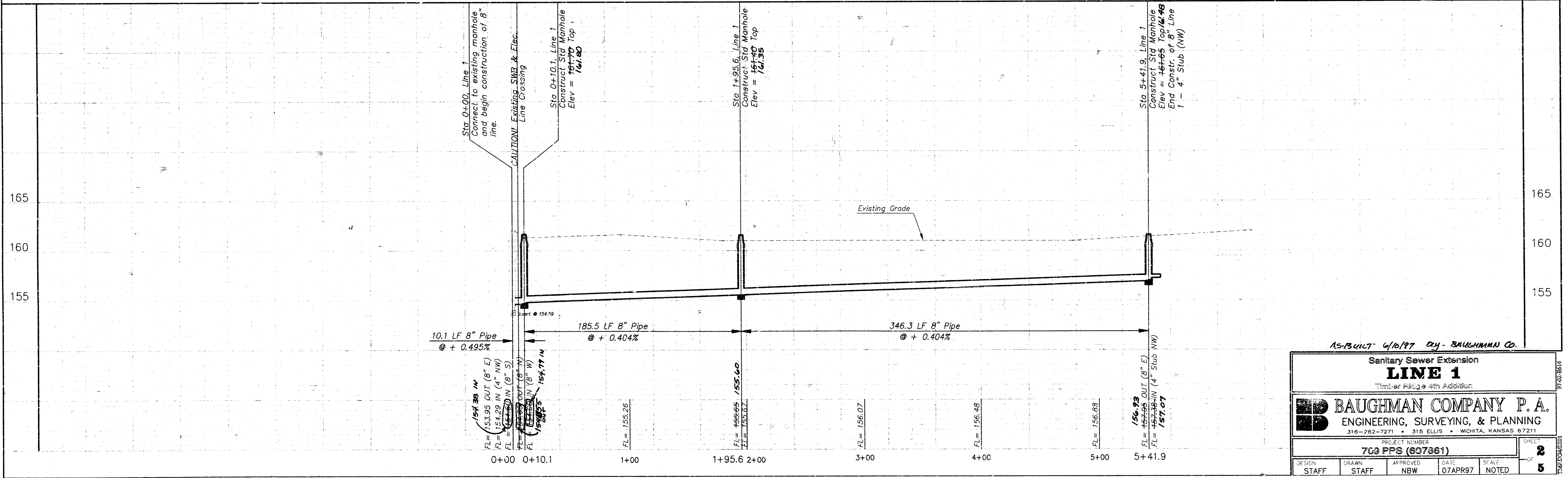
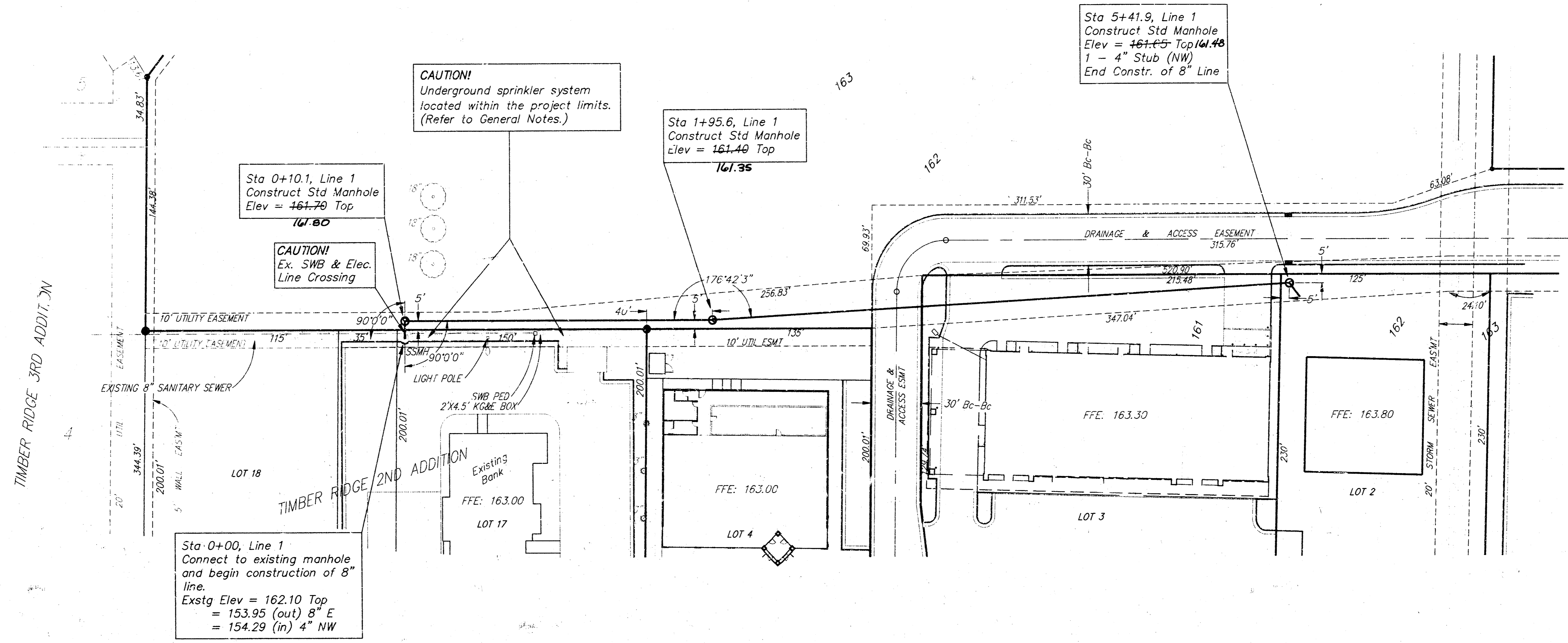


INSPECTED BY
LYLE POWERS

AS-BUILT 6/10/97 BY - BAUGHMAN CO.
BAUGHMAN COMPANY P. A.
ENGINEERING & SURVEYING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

BENCHMARK:
 City of Wichita Benchmark: SE corner of intersection
 of Maize Road and 21st Street North; 64' East and
 93' South of centerline both.
 Elevation = 164.50 City Datum

SCALE:
 1" = 40' Horizontal
 1" = 5' Vertical
 • = Iron



AS-BUILT 4/10/97 DJ - BAUGHMAN CO.

Sanitary Sewer Extension
LINE 1
 Timber Ridge 3rd Addition

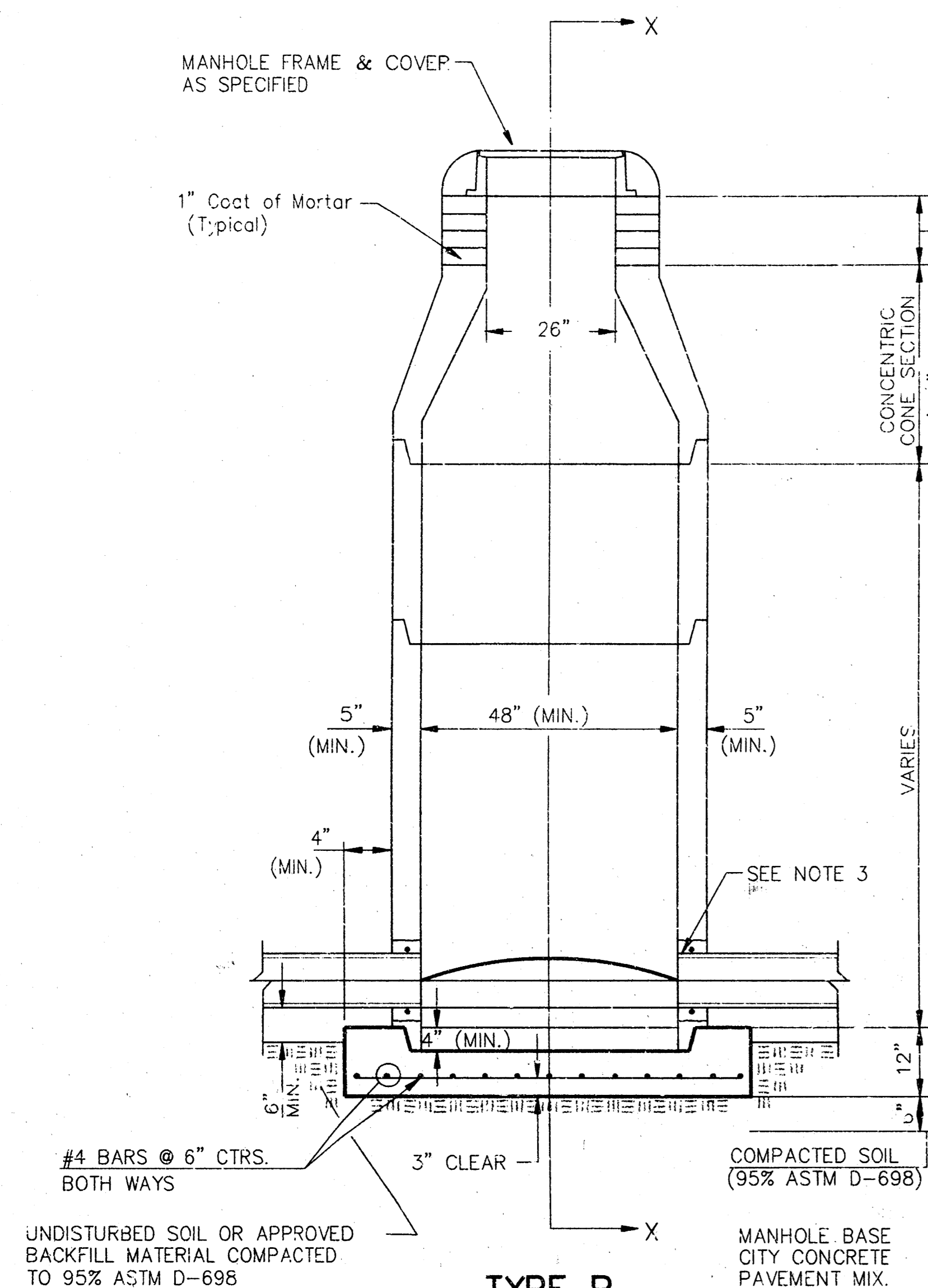
BAUGHMAN COMPANY P. A.
 ENGINEERING, SURVEYING, & PLANNING
 316-762-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: **702 PPS (607861)**

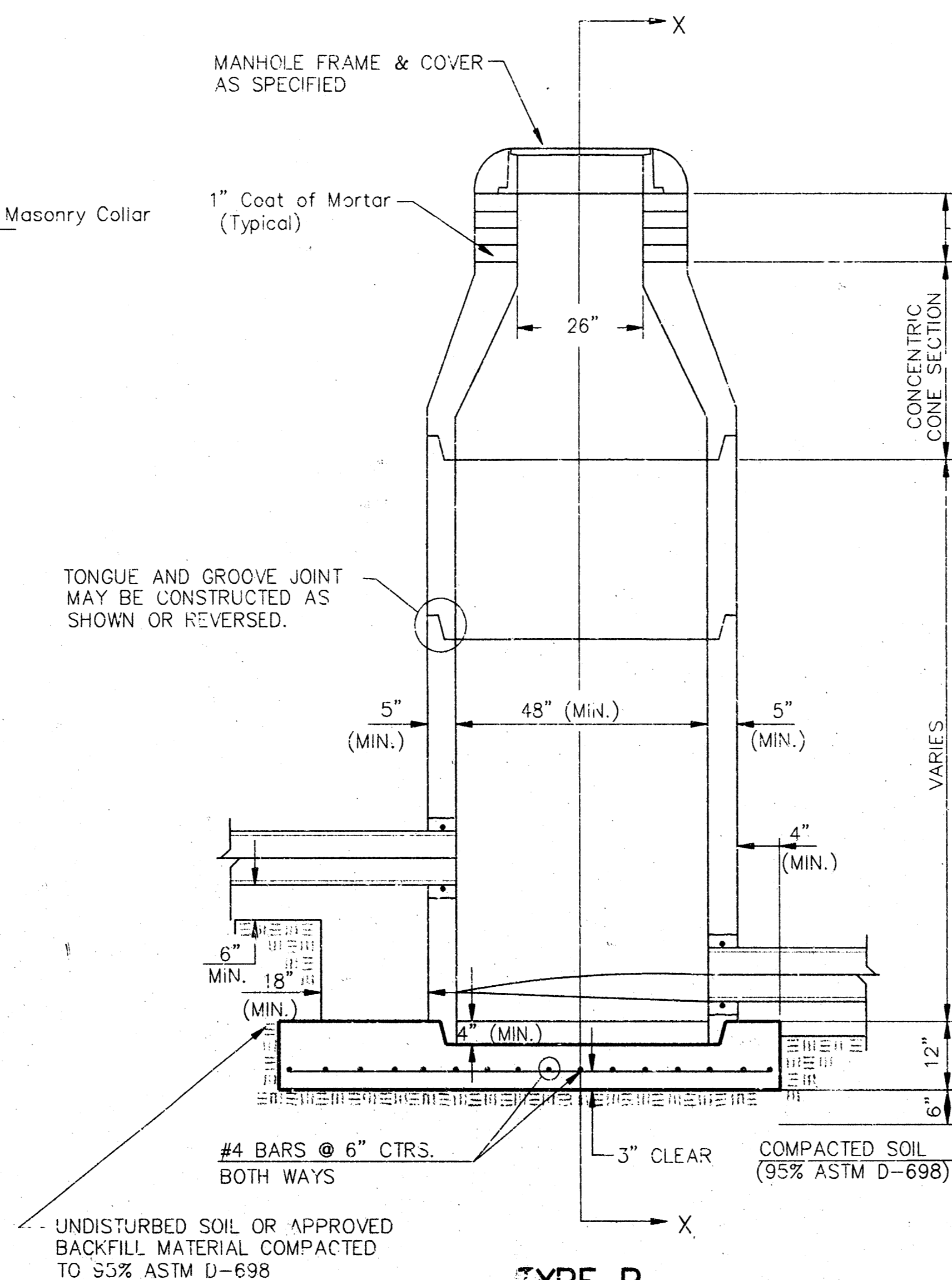
DESIGN STAFF	DRAWN STAFF	APPROVED NBW	DATE 07APR97	SCALE NOTED
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SHEET **2** OF **5**

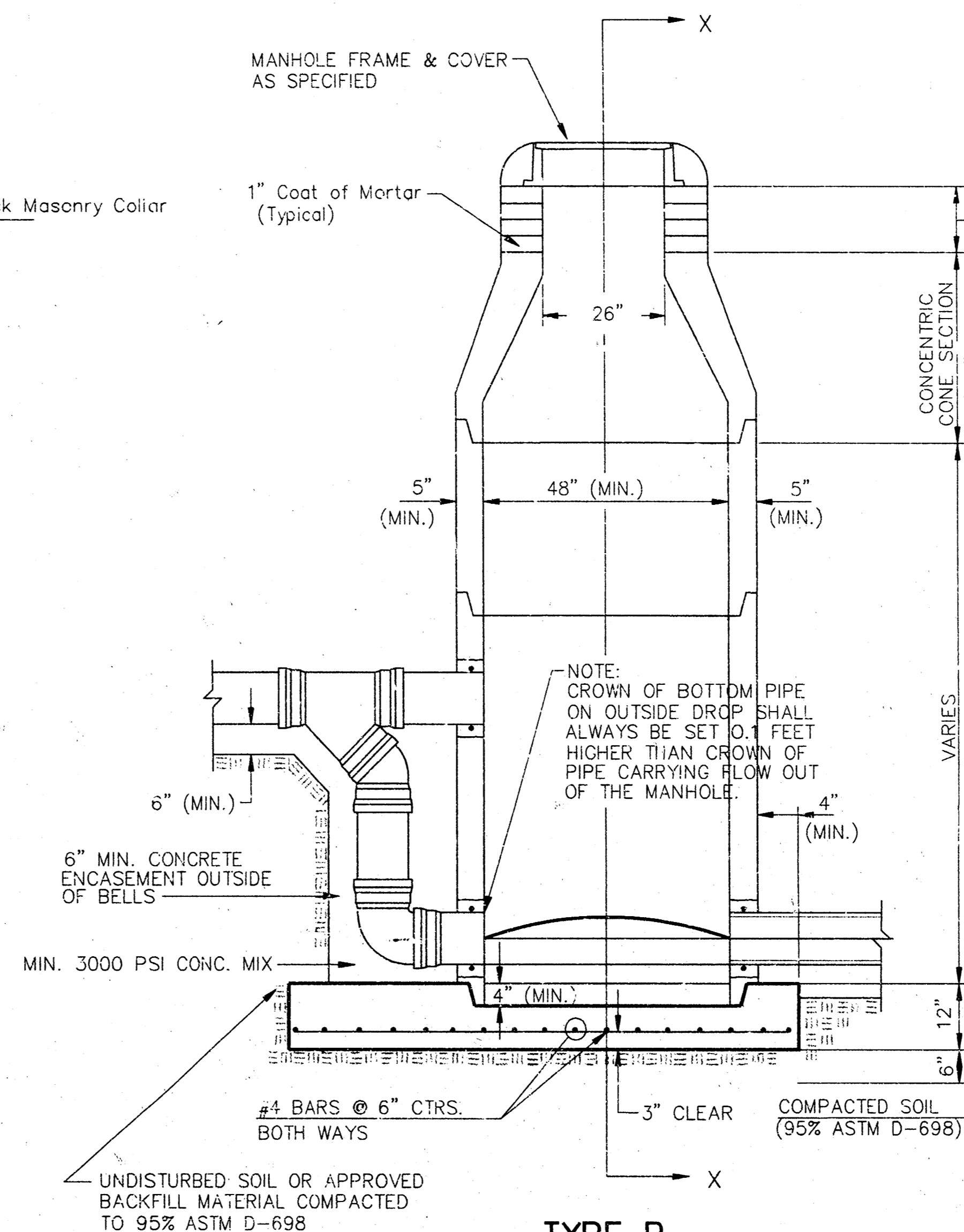
SEWER APPURTENANCES DETAILS



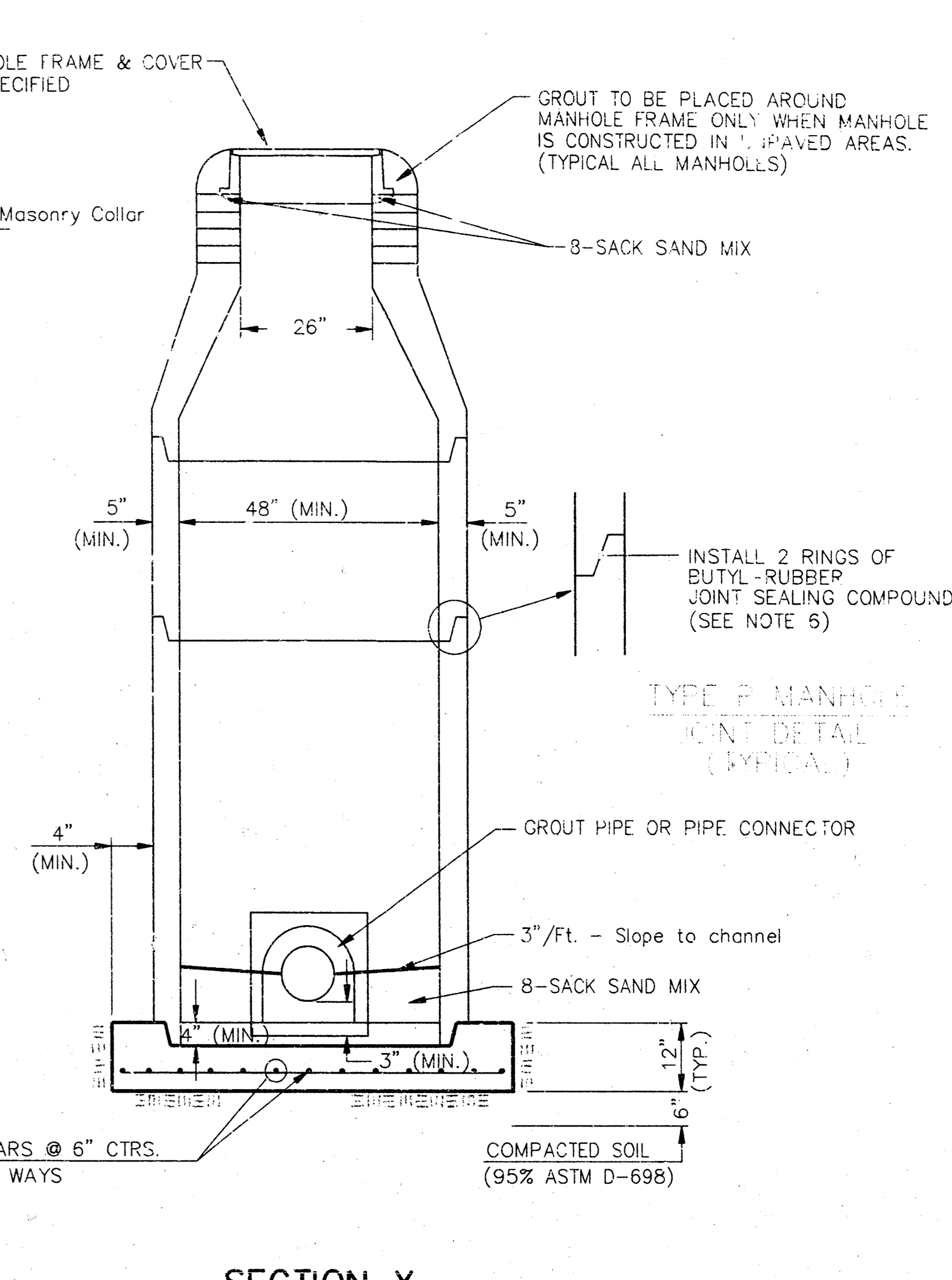
**TYPE P
STANDARD MANHOLE**



**TYPE P
INSIDE DROP MANHOLE**



**TYPE P
OUTSIDE DROP MANHOLE**



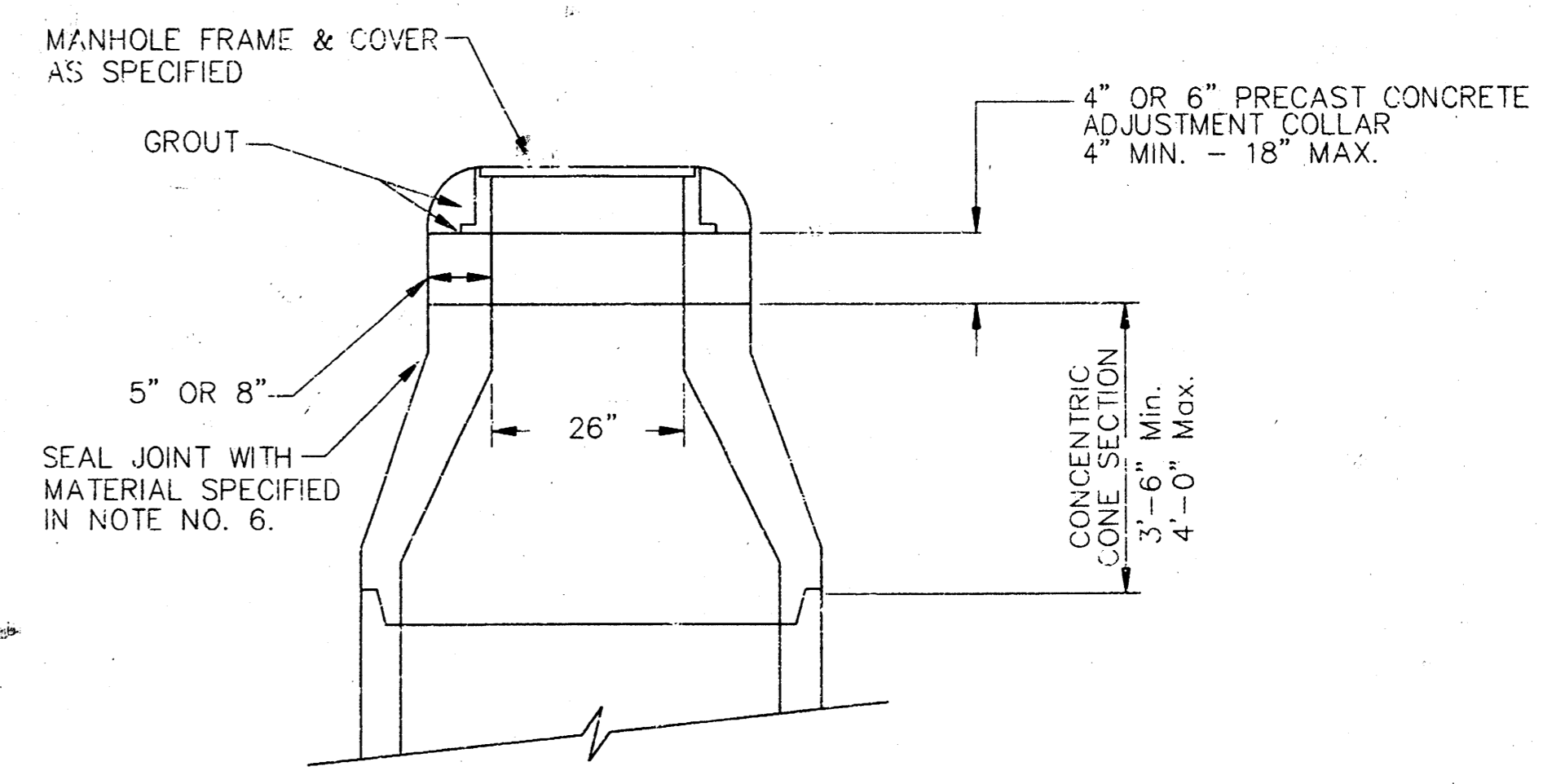
**SECTION X
(TYPICAL)**

**GENERAL NOTES
PRECAST MANHOLE NOTES**

- ALL PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST REVISIONS OF A.S.T.M. C478 AS MODIFIED BY THE SPECIFICATIONS.
- NON-SHRINK GROUT SHALL BE NON-METALLIC TYPE.
- APPROVED FLEXIBLE WATERSTOP GASKETS SHALL BE INSTALLED TO JOIN THE SEWER TO THE MANHOLE WALL WHEN A.B.S. COMPOSITE PIPE OR P.V.C. PIPE IS USED. FOR OTHER TYPES OF PIPE THE SEWER SHALL BE GROUTED IN PLACE WITH NON-SHRINK GROUT. THE SEWER PIPE SHALL BE SUPPORTED WITH CONCRETE ENCASEMENT A MINIMUM OF 3 FEET FROM THE MANHOLE WALL AND TO THE FIRST JOINT FOR V.C.P. SUCH THAT THE JOINT REMAINS FLEXIBLE.
- ALL INSIDE SURFACES OF THE CONCRETE MANHOLE WHICH WOULD BE EXPOSED TO SEWER GAS SHALL BE COATED WITH 2 COATS OF NEMEC SERIES 66 HI-BUILD EPOXYLINE, DRY THICKNESS OF 8 MILS (MIN.).
- EXTERIOR MANHOLE WALLS SHALL BE COATED WITH 1 COAT MOBILARMA 633 BITUMINOUS COATING.
- JOINT SEALING COMPOUND SHALL BE KENT SEAL NO. 2 OR APPROVED EQUAL.
- PRECAST MANHOLES SHALL BE SET AT LEAST 4 INCHES INTO THE MANHOLE BASE.
- TOP OF MANHOLE FLOOR SLAB SHALL BE AT LEAST 3 INCHES BELOW THE FLOW LINE OF THE OUTLET PIPE TO INSURE SUFFICIENT MINIMUM THICKNESS OF SHAPED INVERT.
- LIFTING HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AND THE INTERIOR SURFACE COATED AS SPECIFIED.
- MORTAR USED IN MASONRY CONSTRUCTION SHALL CONTAIN 8 SACKS OF CEMENT PER CUBIC YARD. CONCRETE USED IN MANHOLE BASES SHALL CONFORM TO THE REQUIREMENTS OF CONCRETE FOR CONCRETE PAVEMENT CONSTRUCTION AS SPECIFIED IN THE CITY STANDARD PAVING SPECIFICATIONS USING CITY CONCRETE PAVEMENT MIX WITHOUT AIR ENTRAINING ADMIXTURE. MORTAR SHALL BE PLACED AROUND THE MANHOLE RING AS SHOWN ON THE DRAWINGS WHEN MANHOLES ARE CONSTRUCTED IN UNPAVED AREAS. MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE SMALLER THAN 24" SHALL HAVE AN INSIDE DIAMETER OF 4". MANHOLES CONSTRUCTED WHERE PIPE SIZES ARE 24" OR LARGER SHALL HAVE AN INSIDE DIAMETER OF 5". COMPLETED MANHOLE SHALL BE WITHOUT LEAKS AND WATER TIGHT.

- REINFORCING STEEL SHALL BE INSTALLED IN THE MANHOLE BASES AND SHALL CONSIST OF NO. 4 BARS PLACED ON 6" CENTERS IN BOTH DIRECTIONS. THE MANHOLE BASE REINFORCEMENT SHALL BE PLACED AT LEAST 3" ABOVE THE BOTTOM OF THE MANHOLE BASE. ALL COSTS FOR FURNISHING AND INSTALLING REINFORCING STEEL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.
- OPENINGS SHALL BE CUT INTO THE MANHOLE WALL WHEN OUTSIDE DROPS ARE CONSTRUCTED ON EXISTING MANHOLES. SUCH OPENINGS CUT INTO EXISTING MANHOLES SHALL BE AS SMALL AS PRACTICAL TO FACILITATE INSTALLING AND GROUTING THE NEW PIPE IN PLACE. WATERSTOP GASKETS SHALL BE USED WITH P.V.C. AND A.B.S. COMPOSITE PIPE. THE NEW PIPE SHALL BE GROUTED INTO THE OPENING USING AN APPROVED NONSHRINK GROUT FOR THE FULL MANHOLE WALL THICKNESS. THE EXTERIOR OF THE COMPLETED CONNECTION SHALL BE SEALED WITH AN APPROVED BITUMINOUS COATING SUCH THAT THE CONNECTION WILL BE WATER TIGHT. FLOOR OF MANHOLE SHALL BE MODIFIED TO FORM NEW FLOW CHANNEL FOR THE NEW CONNECTION AS INDICATED BY THE DRAWING. THIS WORK, INCLUDING MODIFICATION OF MANHOLE FLOOR, SHALL BE PAID FOR AT THE UNIT PRICE BID FOR OUTSIDE DROP STACK CONSTRUCTED ON EXISTING MANHOLE.
- THE FLOORS OF ALL MANHOLES SHALL BE SHAPED WITH FLOW CHANNELS SUCH THAT THE MANHOLES WILL BE SELF-CLEANING AND FREE OF AREAS WHERE SOLIDS COULD BE DEPOSITED AS SEWAGE FLOWS THROUGH THE MANHOLE FROM ALL INLET PIPES TO THE OUTLET PIPE. FLOW CHANNELS SHALL BE FURMED TO MATCH THE BOTTOM HALF OF THE INFLOWING PIPES AND THE OUTFLOWING PIPE AS SHOWN BY THE DRAWINGS EXCEPT FOR INSIDE DROP MANHOLES. FLOW CHANNELS FOR INSIDE DROP MANHOLES SHALL BE CONSTRUCTED AS INDICATED BY THE DRAWING. MANHOLE FLOORS SHALL HAVE SLOPES OF 3 INCHES PER FOOT IN THE AREAS OUTSIDE OF THE FLOW CHANNELS SLOPED TOWARD THE FLOW CHANNELS. PIPES LAID THROUGH MANHOLES SHALL HAVE THE TOP HALF REMOVED TO NEAT LINES FOR THE FULL INSIDE DIAMETER OF THE MANHOLE. MANHOLE FLOORS SHALL THEN BE SHAPED AROUND THE BOTTOM HALF OF THE PIPE WHICH FORMS THE FLOW CHANNEL.
- PIPES INSTALLED WITHIN THE EXCAVATION MADE FOR THE MANHOLE SHALL BE CRADLED WITH CONCRETE TO THE LIMITS OF THE MANHOLE EXCAVATION. WHEN CLAY PIPE IS USED, THE CRADLE SHALL EXTEND TO THE FIRST JOINT OUTSIDE THE MANHOLE. THE CRADLE SHALL BE TERMINATED AT THE CLAY PIPE JOINT IN A MANNER WHICH WILL MAINTAIN THE FLEXIBILITY OF THE JOINT. COST OF CRADLE WITHIN MANHOLE EXCAVATION OR TO CLAY PIPE JOINTS ADJACENT TO MANHOLE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE MANHOLE.

- MANHOLE COVER CASTINGS AND MANHOLE FRAME CASTINGS SHALL CONFORM TO THE REQUIREMENTS AS INDICATED IN THE STANDARD SPECIFICATIONS AND AS SHOWN IN THE STANDARD DETAIL DRAWING.
- THE VERTICAL DROP IN INSIDE DROP MANHOLES SHALL NOT EXCEED 2' FOR INFLOWING PIPES SIZED 12" OR SMALLER AND 2' FOR INFLOWING PIPES LARGER THAN 12". THE CROWNS OF INFLOWING PIPES SHALL NEVER BE SET LOWER THAN THE CROWN OF THE OUTFLOWING PIPE.
- STANDARD MANHOLES AND STANDARD INSIDE DROP MANHOLES SHALL BE BID AS STANDARD MANHOLES FOR THE TYPE AND DIAMETER INDICATED. OUTSIDE DROP MANHOLES SHALL BE BID AS STANDARD OUTSIDE DROP MANHOLES FOR THE TYPE AND DIAMETER INDICATED. ALL MANHOLE DIAMETERS WILL BE 4' UNLESS INDICATED OTHERWISE.
- A BRICK MASONRY COLLAR SHALL BE INSTALLED BETWEEN THE CAST IRON FRAME AND THE CONCENTRIC CONE. THE COLLAR WILL HAVE 8" WALLS AND A VERTICAL HEIGHT OF 6" MINIMUM AND 18" MAXIMUM. A 1" COAT OF MORTAR WILL BE PLASTERED ON THE OUTSIDE OF THE COLLAR. THE USE OF PRE-CAST CONCRETE SPACERS FOR MANHOLE TOP ADJUSTMENT IS ALSO ALLOWED.



**ALTERNATE CONSTRUCTION
IN UNPAVED AREAS**

CITY OF WICHITA
STD. MANHOLE DETAILS
SEWER APPURTENANCES DETAILS

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
210 S. 22nd St. • 315 ELLIS • WICHITA, KANSAS 67201

PROJECT NUMBER
709 PPS (807881)

DESIGN	DRAWN	APPROVED	DATE	SCALE
	NOV 91			AS SHOWN

SHEET **3** OF **5**

TIMBER RIDGE 4TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and state do hereby certify that we have surveyed
and platted "TIMBER RIDGE 4TH ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit of
the property surveyed, described as and being a replat of Lots 15 and
16, Block 1, Timber Ridge 2nd Addition, Wichita, Sedgwick County,
Kansas.

All being situated in the NW1/4 of Sec. 8, Twp. 27-S,
R-1-W of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated
by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael G. Conroy Surveyor

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors certi-
ficate to be platted into Lots to be known as "TIMBER RIDGE 4TH
ADDITION", Wichita, Sedgwick County, Kansas. The wall easements are
hereby granted as indicated for the construction and maintenance of
a private screening wall and utility main lines and service lines are
allowed to cross these easements. The utility easements are hereby
granted as indicated for the construction and maintenance of all
public utilities. The storm sewer easement is hereby granted as
indicated for the construction and maintenance of a storm sewer
system. The drainage and utility easement is hereby granted as
indicated for drainage purposes and for the construction and main-
tenance of all public utilities. The drainage easements are hereby
granted as indicated for drainage purposes. The construction of the
screening wall at locations where sanitary sewers and storm sewers
cross the screening wall easement shall be approved by the City Engineer
of the City of Wichita, Kansas. All abutters rights of access to or
from 21st Street North and to or from Maize Road and to or from
20th Street North shall be as indicated on the face of the plat.

B. & E. Investments, Inc.

Matthias F. Eck, President

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1997, by
Matthias F. Eck, President of B. & E. Investments, Inc., on behalf of
the corporation.

Notary Public
My App't. Exp. _____

We, the undersigned, holders of a mortgage
on the above described property do hereby consent to the plat
of "TIMBER RIDGE 4TH ADDITION", Wichita, Sedgwick County, Kansas.

First National Bank of Anthony

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1997, by _____
of First National Bank of Anthony, on behalf of the bank.

Notary Public
My App't. Exp. _____

We, the undersigned, holders of a mortgage
on the above described property do hereby consent to the plat
of "TIMBER RIDGE 4TH ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Calwich

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1997, by _____
of State Bank of Calwich, on behalf of the bank.

Notary Public
My App't. Exp. _____

This plat of "TIMBER RIDGE 4TH ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this _____ day of _____, 1997,
Wichita-Sedgwick County Metropolitan Area Planning Commission.

John C. Frye Chairman

Marvin S. Krout Secretary

We, the undersigned, holders of a mortgage
on the above described property do hereby consent to the plat
of "TIMBER RIDGE 4TH ADDITION", Wichita, Sedgwick County, Kansas.

This plat approved and all dedications shown
hereon, accepted by the City Council of the City of Wichita, Kansas,
this _____ day of _____, 1997.

Bob Knight Mayor

Pat Burnett City Clerk

Entered on transfer record, this _____ day
of _____, 1997.

James Alford County Clerk

State of Kansas) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 1997, at _____ o'clock _____ M.; and is duly
recorded.

Larry Consolover Register of Deeds

Michael D. Hurr Deputy

